



REQUIREMENTS FOR PARK MODELS AND MOBILE HOMES IN THE URM-L LAND USE DISTRICT ONLY

(This does not apply to units located in the Urban Residential Mobile Home,
Recreational Vehicle Land Use District or Improved Subdivision Land Use District)

MOBILE HOMES

1. Additions to Mobile Homes may be permitted if the addition complies with the manufactured home construction standards of the U.S. Department of Housing and Urban Development. These additions must be placed on 36" reinforced piers. If the addition constitutes a substantial improvement (cumulatively 50% or more of the adjusted replacement cost of the original unit) then the mobile home must also be elevated on 36" reinforced piers. If the addition cost is nonsubstantial (compared to the Mobile Home) including cost of material plus all labor associated with installation the Mobile Home would not be required to be elevated to 36" reinforced piers but would be tracked as a nonsubstantial improvement. Additions are considered "improvements" to Mobile Homes and are subject to the cumulative substantial improvement rule, along with any interior or exterior remodeling, rehabilitation or repair of the Mobile Home. **Any conventionally built addition must be elevated to the correct elevation and be structurally independent.**
2. When the existing Mobile Home is already on 36" reinforced piers, the addition must be elevated on 36" reinforced piers and nonsubstantial calculations are not applicable.
3. Accessory additions such as site built, unenclosed, open decks, patio's and screen porches may be permitted below the required base flood elevation or at the same elevation as the existing mobile home whether or not it is on 36" reinforced piers as long as they are totally detached, structurally independent and have no solid walls including glass or lattice, no plumbing, and any electric or mechanical equipment (ceiling fans or lights) are located above the base flood elevation.
4. When the Mobile Home is not elevated on 36" reinforced piers and has a previously permitted and constructed site built addition not built in compliance with the construction standards of the U.S. Department of Housing and Urban Development it is a nonconforming structure. If the Mobile Home is replaced the nonconforming site built addition must be removed, or replaced with a HUD approved addition, or elevated to or above the required base flood elevation (not 36" reinforced piers). If the nonconforming addition is not removed, replaced or elevated to the correct base flood elevation the substantial threshold shall be deemed to have been met and no additional permits may be issued until the addition is removed, replaced or elevated to the correct base flood elevation. Nonconforming site built habitable additions previously permitted may not be expanded unless the expansion conforms with the current elevation requirements. Nonconforming site built habitable additions previously permitted that have an open deck as part of the original structure may enclose the existing open deck with screen but must be calculated as a nonsubstantial improvement.

PARK MODELS

Park Models are constructed under ANSI standards and are not required to meet the exposure C and D windload standards of the HUD approved mobile homes.

1. Park Models may not have additions that expand the habitable space by more than 400 square feet. The same standards with regard to additions apply to park models as to mobile homes. No site built additions may be authorized. All expansions such as tip outs or add a rooms must be constructed under the ANSI or HUD standards and must not expand the habitable space by more than 400 square feet.
2. Free standing detached open decks and screen porches are not considered expansion of habitable space so long as they are not enclosed by any rigid material such as but not limited to glass, wood, block or lattice.
3. When the park model has a previously permitted addition that has increased the habitable space by greater than 400 SF, it is a nonconforming structure and no additional permit will be issued for further expansion except for open or screened, detached, structurally independent decks or porches. If the open deck is already existing and part of a nonconforming structure the screening of the open area must be calculated as a nonsubstantial improvement.
4. Roof overs designed for installation over park models and mobile homes are allowed as a weatherproof cover and are not required to be counted in the nonsubstantial calculations as long as the roof over does not change the configuration of the existing roof such as from a flat roof to a gable roof. If the roof over is designed for installation as a weatherproof covering to a park model or mobile home and the design of the roof is altered, the roof over is then considered an improvement and must be calculated as a cumulative substantial improvement unless the park model or mobile home is elevated at a minimum on 36" reinforced piers. Roof overs may not connect a nonconforming site built addition to a park model or mobile home. Siding applied to park models or mobile homes are considered improvements and are counted in the nonsubstantial calculations unless the park model or mobile home is elevated on 36" reinforced piers.